



## Moncrieff, 26/22 Bernard Heinze Avenue

### THE EPITOME OF CONTEMPORARY LIVING!

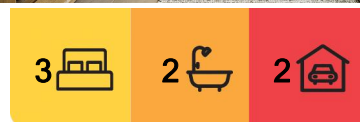
The moment you step inside, you'll be instantly impressed by the near-new finishes, high ceilings, and inviting warmth. With direct street access and only one adjoining wall, this home offers the perfect balance of low-maintenance living without compromising on space or functionality. Ideal for first-home buyers, families, downsizers, and investors alike, this is a must-inspect opportunity.

Spread across two well designed levels, the ground floor features a welcoming front courtyard, a generous open-plan living area, a convenient powder room, and an entertainer's kitchen. To top it off, the master suite and ensuite are located on the ground floor, offering privacy and convenience - perfect for those seeking segregation between bedrooms or those who require easier accessibility.

Upstairs, you'll find two spacious bedrooms, both filled with natural light and featuring built-in wardrobes. The central bathroom includes a separate bath, adding to the home's



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$725,000+

**View**  
[ljhooker.com.au/358AGCY](http://ljhooker.com.au/358AGCY)

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**Carly Clough**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

practicality. You'll also appreciate the versatile additional space-perfect for a home office, Pilates area, or an extra living/play zone for kids.

Moncrieff is approximately 5km from the Gungahlin Town Centre. It offers convenient access to public transport and is a short drive from both the Gungahlin Centre, Casey Shops and Amaroo Shopping Centre. The suburb is in close proximity to Margaret Hendry School and Amaroo School, making it an ideal location for families. Additionally, Moncrieff Community Recreation Park is nearby and within walking distance.

The features:

'URBANE' development built in 2018

3 bedrooms, 2.5 bathrooms, 2 car garage

Open plan living and dining space with high ceilings and a great amount of natural light

Master bedroom on the ground floor with built in robes and ensuite

A versatile upstairs space, ideal for a home office or an extra living/play area for kids

Entertainer's kitchen with stone benchtops, 5 burner cooktop, and large walk in pantry

Loads of storage with a linen cupboard and under stair storage

Separate powder room downstairs

Ducted heating and cooling throughout

Combination of tiles and carpet

Beautiful curtains and blinds with sheers

Secure automatic double garage

Courtyard ideally situated off the living space, perfect for children, pets and entertaining

Fantastic location connecting you to Gungahlin, public transport, parks, walking paths and recreation areas

NBN fibre to the premises

The details:

'Urbane' development

Size: 153m2 (121m2 of living + 32m2 garage)

Block size: 156m2

EER: 5.5

Built: 2018

Rates: \$520 per quarter

Body Corporate: \$1450 per 6 month

Estimated rental return: \$650 - \$675 per week



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## More About this Property

<b>Property ID</b>	358AGCY
<b>Property Type</b>	Townhouse
<b>House Size</b>	153 m2
<b>EER</b>	5.5
<b>Including</b>	Walk-In Pantry Tiles Carpet

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

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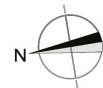
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First Floor



Ground Floor

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

26/22 Bernard Heinze Avenue, Moncrieff

Produced by DIAKRIT